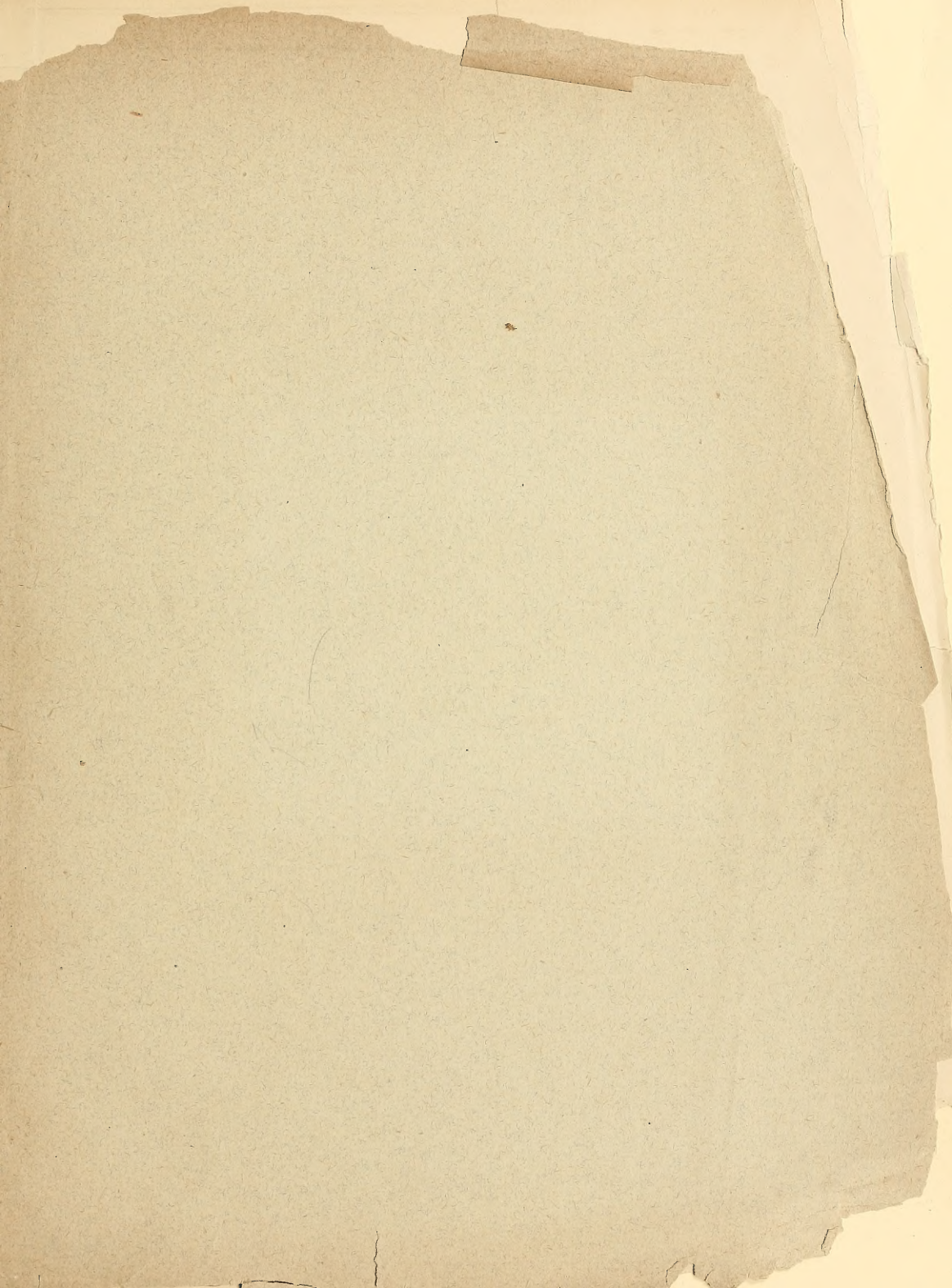


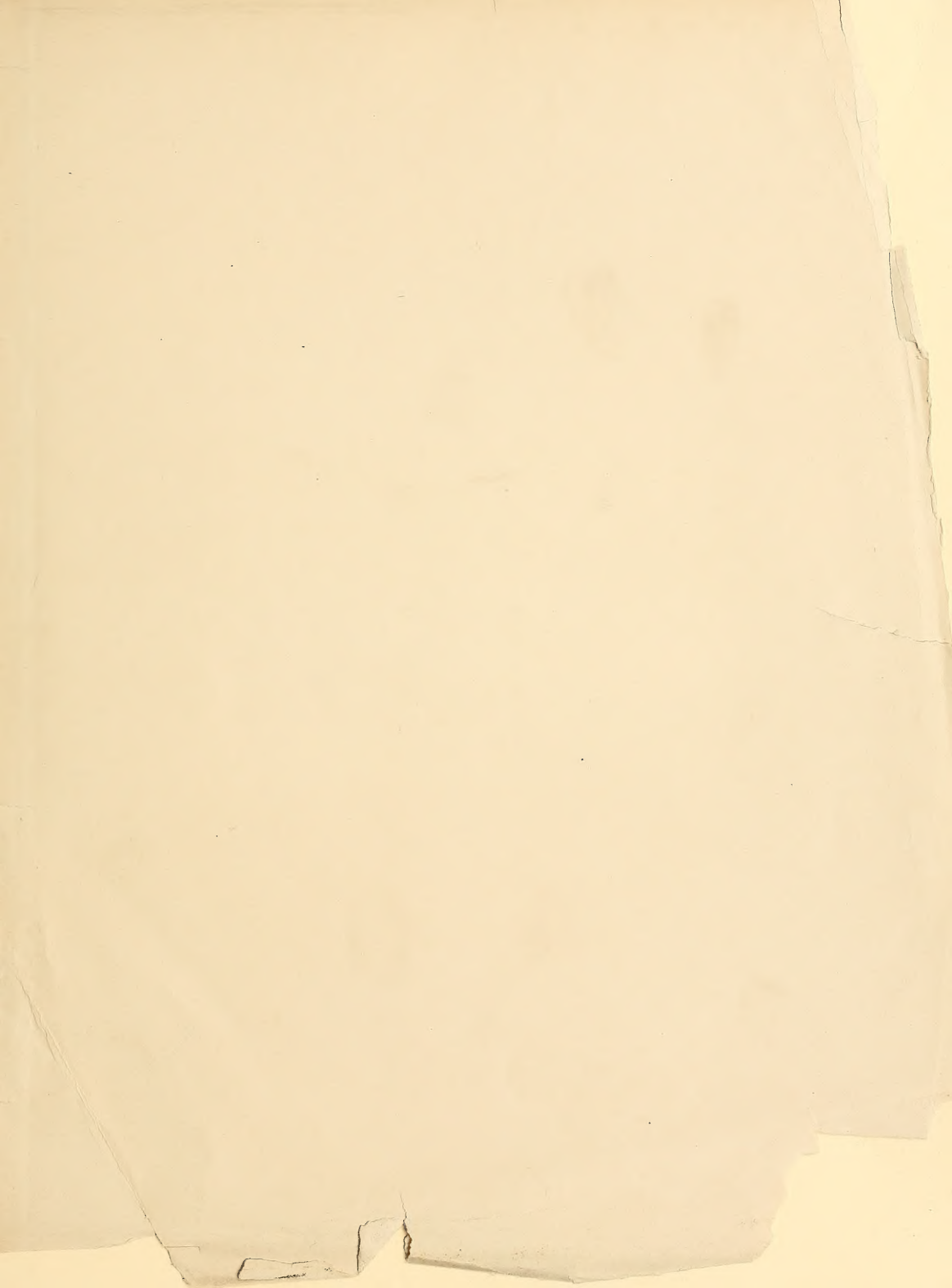
No. *HA201.1890.A2


Aug. 1894-

Jan. 1895









Digitized by the Internet Archive
in 2010 with funding from
Boston Public Library

<https://archive.org/details/extracensusbulle77unit>

EXTRA CENSUS BULLETIN.

No. 77.

WASHINGTON, D. C.

September 15, 1894.

STATISTICS OF FARMS, HOMES, AND MORTGAGES.

OWNERSHIP AND DEBT IN ARKANSAS.

DEPARTMENT OF THE INTERIOR,

CENSUS OFFICE,

WASHINGTON, D. C., August 29, 1894.

SIR :

The leading results of the investigation of farm and home proprietorship in Arkansas are contained in this bulletin. In regard to farms, the conclusion is that 46.06 per cent of the farm families hire and 53.94 per cent own the farms cultivated by them; that 4.18 per cent of the farm owning families own subject to incumbrance and 95.82 per cent own free of incumbrance. Among 100 farm families, 46 hire their farms, 2 own with incumbrance, and 52 without incumbrance. On the owned farms there are liens amounting to \$2,032,345, which is 44.38 per cent of their value, and this debt bears interest at the average rate of 9.35 per cent, making the average annual interest charge \$57 to each family. Each owned and incumbered farm, on the average, is worth \$1,382, and is subject to a debt of \$613.

The corresponding facts for homes are that 67.15 per cent of the home families hire and 32.85 per cent own their homes; that of the home owning families 94.15 per cent own free of incumbrance and 5.85 per cent with incumbrance. In 100 home families, on the average, 67 hire their homes, 2 own with incumbrance, and 31 without incumbrance. The debt on owned homes aggregates \$1,081,425, or 42.27 per cent of their value, and bears interest at the average rate of 9.60 per cent, so that the annual amount of interest to each home averages \$81. An average debt of \$845 incumbers each home, which has the average value of \$1,999.

There are 4 cities in the state in the class of those having a population of 8,000 to 100,000, and in these cities 68.60 per cent of the home families hire and 31.40 per cent own their homes, and of the home owning families 14.24 per cent own with incumbrance and 85.76 per cent own free of incumbrance. In 100 home families, on the average, are found 69 that hire their homes, 4 that own with incumbrance, and 27 that own without incumbrance. The liens on the owned homes are 38.39 per cent of the value of those subject to lien. Several averages show that the rate of interest is 9.63 per cent; value of each owned and incumbered home, \$2,897; lien on the same, \$1,112, and yearly interest charge on each home, \$107.

Real estate purchase and improvements, when not associated with other objects, caused 42.67 per cent of the farm families to incur 41.97 per cent of the farm debt and 78.82 per cent of the home families to incur 75.81 per cent of the home debt.

Very respectfully,

CARROLL D. WRIGHT,

Commissioner of Labor in charge.

The SECRETARY OF THE INTERIOR.

C. O. P.—4m

FARMS, HOMES, AND MORTGAGES.

TABLE 1.—NUMBER AND PERCENTAGE OF FAMILIES OCCUPYING OWNED AND HIRED AND FREE AND INCUMBERED FARMS AND HOMES.

CIVIL DIVISIONS.	Aggregate.	FAMILIES OWNING.			Families hiring.	PERCENTAGE OF FAMILIES OWNING AND HIRED.		PERCENTAGE OF FAMILIES OWNING FREE AND INCUMBERED OF TOTAL OWNING FAMILIES.		PERCENTAGE OF FAMILIES OWNING FREE AND INCUMBERED OF TOTAL OWNING AND HIRED FAMILIES.	
		Total.	Free.	Incumbered.		Owning.	Hired.	Free.	Incumbered.	Free.	Incumbered.
The State.....	213,620	101,171	96,577	4,594	112,449	47.36	52.64	95.46	4.54	45.21	2.15
For farms.....	146,970	79,275	75,961	3,314	67,695	53.94	46.06	95.82	4.18	51.68	2.26
For homes.....	66,650	21,896	20,616	1,280	44,754	32.85	67.15	94.15	5.85	30.93	1.92
Four cities (for homes).....	11,316	3,553	3,047	506	7,763	31.40	68.60	85.76	14.24	26.93	4.47
Fort Smith, Sebastian county.....	2,261	675	631	44	1,586	29.85	70.15	93.48	6.52	27.90	1.95
Hot Springs, Garland county.....	1,711	620	600	20	1,091	36.24	63.76	96.77	3.23	35.07	1.17
Little Rock, Pulaski county.....	5,337	1,519	1,094	425	3,818	28.46	71.54	72.02	27.98	20.50	7.96
Pine Bluff, Jefferson county.....	2,007	739	722	17	1,268	36.82	63.18	97.70	2.30	35.97	0.85
Rest of state (for homes).....	55,334	18,343	17,569	774	36,991	33.15	66.85	95.78	4.22	31.75	1.40

TABLE 2.—VALUE OF FARMS AND HOMES OCCUPIED BY OWNERS AND INCUMBERED AND AMOUNT AND PERCENTAGE OF INCUMBRANCE THEREON.

CIVIL DIVISIONS.	Number of families owning with incumbrance.	Value.	Incumbrance.	Percentage of incumbrance of value.
The State.....	4,594	\$7,137,811	\$3,113,770	43.62
For farms.....	3,314	4,579,368	2,032,345	44.38
For homes.....	1,280	2,558,443	1,081,425	42.27
Four cities (for homes).....	506	1,465,927	562,770	38.39
Fort Smith, Sebastian county.....	44	112,650	51,905	46.08
Hot Springs, Garland county.....	20	138,000	40,700	29.49
Little Rock, Pulaski county.....	425	1,171,264	452,972	38.67
Pine Bluff, Jefferson county.....	17	44,013	17,193	39.06
Rest of state (for homes).....	774	1,092,516	518,655	47.47

TABLE 3.—AMOUNT OF ANNUAL INTEREST CHARGE AND AVERAGE VALUE, INCUMBRANCE, ANNUAL INTEREST CHARGE, AND ANNUAL RATE OF INTEREST FOR FARMS AND HOMES OCCUPIED BY OWNERS AND INCUMBERED.

CIVIL DIVISIONS.	Average value of each incumbered farm or home.	Average incumbrance on each farm or home.	Total annual interest charge.	Average annual interest charge on each farm or home.	Average annual rate of interest.
The State.....	\$1,554	\$678	\$293,836	864	9.44
For farms.....	1,382	613	190,046	57	9.25
For homes.....	1,999	845	103,790	81	9.60
Four cities (for homes).....	2,897	1,112	54,214	107	9.63
Fort Smith, Sebastian county....	2,560	1,180	4,600	105	8.86
Hot Springs, Garland county....	6,900	2,035	4,030	202	9.90
Little Rock, Pulaski county.....	2,756	1,066	44,049	104	9.72
Pine Bluff, Jefferson county.....	2,589	1,011	1,535	90	8.93
Rest of state (for homes).....	1,412	670	49,576	64	9.56

TABLE 4.—PERCENTAGE OF FAMILIES OCCUPYING OWNED AND INCUMBERED FARMS AND HOMES AND AMOUNT OF INCUMBRANCE THEREON, BY RATES OF INTEREST.

RATES OF INTEREST.	THE STATE.				FOR HOMES IN CITIES OF 8,000 TO 100,000 PEOPLE.	
	For farms.		For homes.		For number of families.	For amount.
	For number of families.	For amount.	For number of families.	For amount.		
Under 6 per cent.....						
6 per cent.....	0.76	1.15	1.01	2.42	0.39	1.33
7 per cent.....	0.57	1.53	0.08	0.03		
8 per cent.....	30.54	27.08	14.30	12.98	10.23	10.80
6 to 8 per cent, inclusive.....	31.90	29.91	15.39	15.43	10.67	12.13
Over 6 per cent.....	99.24	98.85	98.99	97.58	99.61	98.67
Over 8 per cent.....	68.10	70.09	84.61	84.57	89.33	87.87
Over 10 per cent.....	0.27	0.20	1.02	0.59		
Over 12 per cent.....	0.06	0.02	0.08	0.01		

BOSTON PUBLIC LIBRARY



3 9999 06398 553 3

